

CITY PLANNING COMMISSION MEETING AGENDA

TUESDAY, MAY 9, 2017

1:30 P.M.

**CITY COUNCIL CHAMBER
(CITY HALL 1E07)**

PUBLIC HEARING:

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4,264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, MAY 9, 2017 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.

A. OLD BUSINESS:

- 1. ZONING DOCKET 024/17** – Request by White III, LLC, Artist Design Group, LLC, M&W Properties, LLC, and Sue Lewis-Press for a conditional use to permit a parking lot (principal use) in an MU-1 Medium Intensity Mixed-Use District, an HUC Historic Urban Corridor Use Restriction Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 215, Lots 1-4, 5-6, 21, 22, 23-24, 9-11, 2, C, and X or Lots 10-20, 2, C, and an undesignated lot, in the Second Municipal District, bounded by North Claiborne Avenue, Iberville Street, North Derbigny Street, and Bienville Avenue. The municipal addresses are 201-215 North Claiborne Avenue, 1701-1731 Iberville Street, 200 North Derbigny Street, AND 1708-1712 Bienville Avenue. (PD 4) **(DA) (DEFERRED FROM THE MARCH 14, 2017 CITY PLANNING COMMISSION MEETING. WITHDRAWN BY APPLICANT.)**

- 2. ZONING DOCKET 032/17** – Request by Barbara B. Bechet for a zoning change from an HU-RD2 Historic Urban Two- Family Residential District to an HU-MU Historic Urban Neighborhood Mixed-Use District, on Square 592, Lot 18, in the Sixth Municipal District, bounded by Freret Street, Delachaise Street, La Salle Street, and Louisiana Avenue. The municipal addresses are 3418-3420 Freret

Street. (PD 2) **(SK)** **(DEFERRED FROM THE MARCH 28, 2017 CITY PLANNING COMMISSION MEETING. WITHDRAWN BY APPLICANT.)**

B. NEW BUSINESS:

3. **ZONING DOCKET 040/17** – Request by New Orleans Delta Foundation, Inc. for a conditional use to permit a community center in an HU-RD2 Historic Urban Two-Family Residential District, on an undesignated lot or Lots 10 through 25 on Square 1584, bounded by Duels, Saint Anthony, Industry, and Annette Streets, and Lot K-1 on Square 1547, bounded by Saint Anthony, Duels, Hope, and Pauger Streets, in the Third Municipal District. The municipal addresses are 1949 Duels Street and 2741 Saint Anthony Street. (PD 4) **(TJ)**
4. **ZONING DOCKET 041/17** – Request by Washington & South Claiborne, LLC for an amendment to Ordinance No. 26,484 MCS (Zoning Docket 037/15) to grant a conditional use to permit retail sales of packaged alcoholic beverages in a C-2 Auto-Oriented Commercial District, an HUC Historic Urban Corridor Use Restriction Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 408, Lots N or 12 and 16-22, in the Fourth Municipal District, bounded by South Claiborne and Washington Avenues and South Derbigny and Fourth Streets. The municipal address is 2727 South Claiborne Avenue. (PD 2) **(SK)**
5. **ZONING DOCKET 042/17** – Request by McDonogh 31, LLC for a planned development to permit a multi-family residential development in an HU-RD2 Historic Urban Two-Family Residential District and an HU-RM1 Historic Urban Multi-Family Residential District, on Square 431, Lots 1 through 3, a portion of 4, 24 through 28, and R (proposed to be re-subdivided into Lots L and 4-A), in the Second Municipal District, bounded by North Rendon, Saint Ann, Dumaine, and North Lopez Streets. The municipal address is 800 North Rendon Street. (PD 4) **(KB)**
6. **ZONING DOCKET 043/17** – Request by 2801 Napoleon Avenue, LLC for a conditional use to permit a parking lot (principal use) in an HU-B1 Historic Urban Neighborhood Business District, on Square 658, Lot 23A, in the Sixth Municipal District, bounded by Clara Street, Genreal Pershing Street, Willow Street, and Napoleon Avenue. The municipal addresses are 4321-4325 Clara Street and 2804-2810 General Pershing Street. (PD 2) **(SL)**
7. **DESIGN REVIEW 027/17** – Request by Cathedral Montessori School, Lachin Architects for consideration of an Institutional Master Plan for a Primary Educational Facility, Square 1 on Lot K-1 in the Third Municipal District, bounded by Fortress Road, Soldiers Road, Robert E. Lee Boulevard, and Saint Bernard Avenue. The municipal address is 9 Fortress Road (PD 6) **(EH)**

8. **SUBDIVISION DOCKET 029/17** – Request by Joseph Francis to re-subdivide Lot 15 into Lots 15A and 15B, Square 1586, Third Municipal District, bounded by Pauger, Duels, and Touro Streets, and Florida Avenue. The municipal addresses are 3501 Pauger Street and 2055-2057 Duels Street. (PD 7) (NJ)
9. **RIVERFRONT OVERLAY DISTRICT STUDY** – Request by City Council Motion M-16-605 for the City Planning Commission to conduct a public hearing and study to (1) recommend whether height, density, and massing bonuses along the east bank of the River in exchange for heightened development standards, as currently contemplated in Section 18.13.G of the Comprehensive Zoning Ordinance are appropriate and consistent with the Master Plan; and (2) recommend appropriate bonuses and other best practices to incentivize quality developments along the riverfront in a manner consistent with the Master Plan. (NJ/SL)

C. OTHER BUSINESS:

10. **CONSIDERATION** - Ratification of Actions Relative to Certified Subdivisions. (SKK)

OTHER MATTERS:

- A. Adoption of the minutes of the April 25, 2017 meeting.
- B. Committee Reports.
- C. Announcements.

Robert D. Rivers
Executive Director

RDR/skk